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# Chapter 1

## INTRODUCTION AND BACKGROUND

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### **1.1 PURPOSE OF THE SPECIFIC PLAN**

The purpose of the Sycamore Canyon Business Park Specific Plan is to assure efficient, orderly, and attractive development in accord with the objectives, standards and guidelines contained herein.

The Specific Plan is consistent with the California State requirements for such plans as stated in Government Code Section 65451. The law requires that a specific plan contain a detailed program for the systematic and comprehensive implementation of the General Plan for the subject area.

This Specific Plan is organized in five basic chapters as follows:

#### **Chapter 1 - Introduction and Background**

Describes the project location within the City of Riverside and the relationship to the City's planning process

#### **Chapter 2 - Development Plan**

States the goal, objectives and policies, land uses and basic structure of the Specific Plan

#### **Chapter 3 - Development Standards and Design Criteria**

Defines physical requirements for development within the Park and states proposed legal restrictions

#### **Chapter 4 - Specific Plan Administration**

Describes the regulatory procedures and means of implementing the Specific Plan

#### **Chapter 5 - Environmental Impact Report**

Required by CEQA and the City of Riverside

Use of the Specific Plan is expected to yield several benefits to the property owners, tenants, developers, and the City of Riverside. Such benefits include:

- Security that Sycamore Canyon Business Park will be developed according to

- quality design standards
- Assurance that all City departments and utility companies have approved the Plan so that a proposal in conformance can be expedited
- Uniformity and equity in development costs for off-site improvements
- Reduction of E.I.R. processing with resultant saving in time and money
- Improved market competitiveness of the park
- Protection of a prime natural area as a park for the City

## **1.2 PROJECT DESCRIPTION AND LOCATION**

The project consists of a Specific Plan for the development of a planned industrial park to be called "Sycamore Canyon Business Park".

Consisting of 1,403 acres of land located in the southeasterly portion of the south by Alessandro Boulevard, and on the east by the Atchison, Topeka and Santa Fe Railroad adjacent to the Escondido Freeway (I-15E). The western boundary is formed by the northerly extension of Barton Street, while the northern boundary follows property lines as shown in Figure 2.

## **1.3 RELATIONSHIP TO OTHER PLANS**

The Specific Plan is the result of a complex series of circumstances. As the only large, undeveloped area of land not previously subject to detailed planning analysis, the site had been identified as a potentially significant development opportunity in economic revitalization studies conducted in 1978.

The adoption of the Arlington Heights Plan for the area immediately to the southwest in June of 1979, served to stimulate action to take a new look at this area and restudy the 1969 General Plan. Another factor was the County of Riverside Woodcrest Area Plan involving land to the south. Consequently, in early 1979, the City joined the County in adopting interim two-acre "Residential-Agricultural" zoning over a large portion of this area as a control pending further studies.

The City of Riverside prepared a special report for the Southeast Study Area, adjacent to and complementing the County Woodcrest Study Area. As a policy report, it was adopted by the City Council in November of 1980.

The Southeast Area Study, as a land use and open space plan, is "a planning guide to future development". As shown in Figure 4, the Study calls for "Industrial Park" use of some 1,154 acres. About 250 acres (Sycamore Canyon) is shown as "Natural Arroyo". The existing property of the Edgemont Community Services district is recognized as "Public and Institutional". A small area of Retail Business and Office is indicated near Barton Street and Alessandro Boulevard.

Another significant factor is the Air Installation Compatible Use Zones (AICUZ) report for March Air Force Base. As amended in October of 1979, this official Department of the Air Force study identifies aircraft noise and accident potential effects of the mission at March AFB. It also recommends land use plans, policies, and ordinances which are intended to insure compatible relationships in the local environs of the base.

The bulk of property within the Sycamore Canyon Business Park is described as impacted by aircraft noise contours of 80 CNEL or above. In addition, a large area of land along the AT&SF railroad is exposed to accident potential resulting from aircraft operations. This Specific Plan has also been coordinated with the Sycamore Canyon Specific Plan to the West and the General Development Plan for the Sycamore Canyon Park.

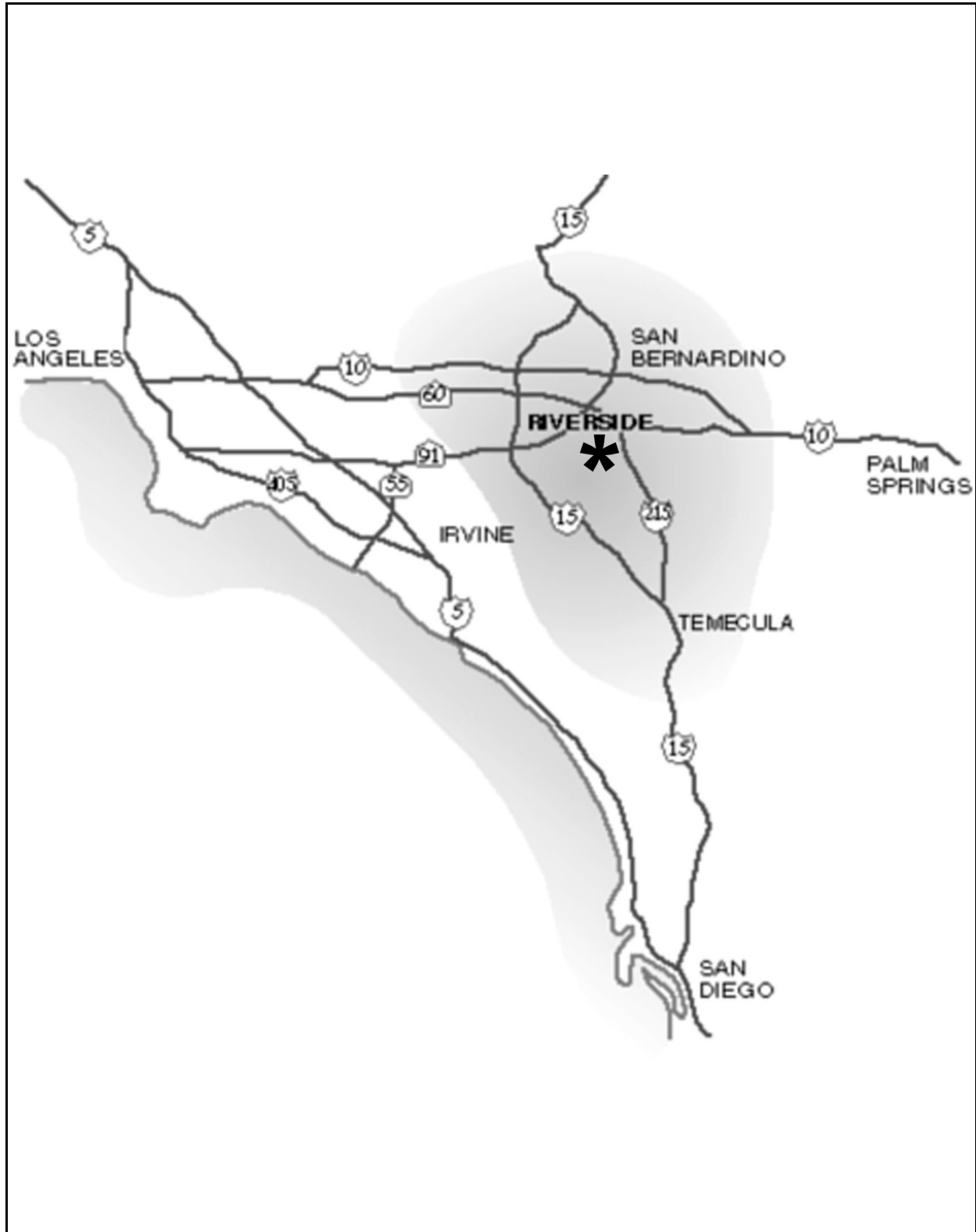
Development policy for the Sycamore Canyon Business Park has considered the previous studies and incorporated relevant policies so as to achieve necessary consistency.

When the Specific Plan is adopted, several actions involving the City of Riverside General Plan will become appropriate. These include several specific items noted in the Southeast Area Study - Final Report and defined in Section 3.1 of the Plan.

## **1.4 LEGISLATIVE CONTEXT**

Adoption of a Specific Plan allows a City Council or Planning Commission to exercise broad regulatory powers in the public interest. As with general plans, the Planning Commission must hold a public hearing before they can recommend the adoption of a specific plan. The City Council may then adopt the Specific Plan by ordinance or resolution. The latter form is common where no existing zoning ordinance or other code is amended.

When adopted, the Specific Plan has the same effect as the local General Plan. The Council is required (by the Subdivision Map Act) to deny approval of any tentative or final subdivision which is inconsistent with the Specific Plan (Government Code Section 66474(b)).



**Figure 1**      **Regional Setting**

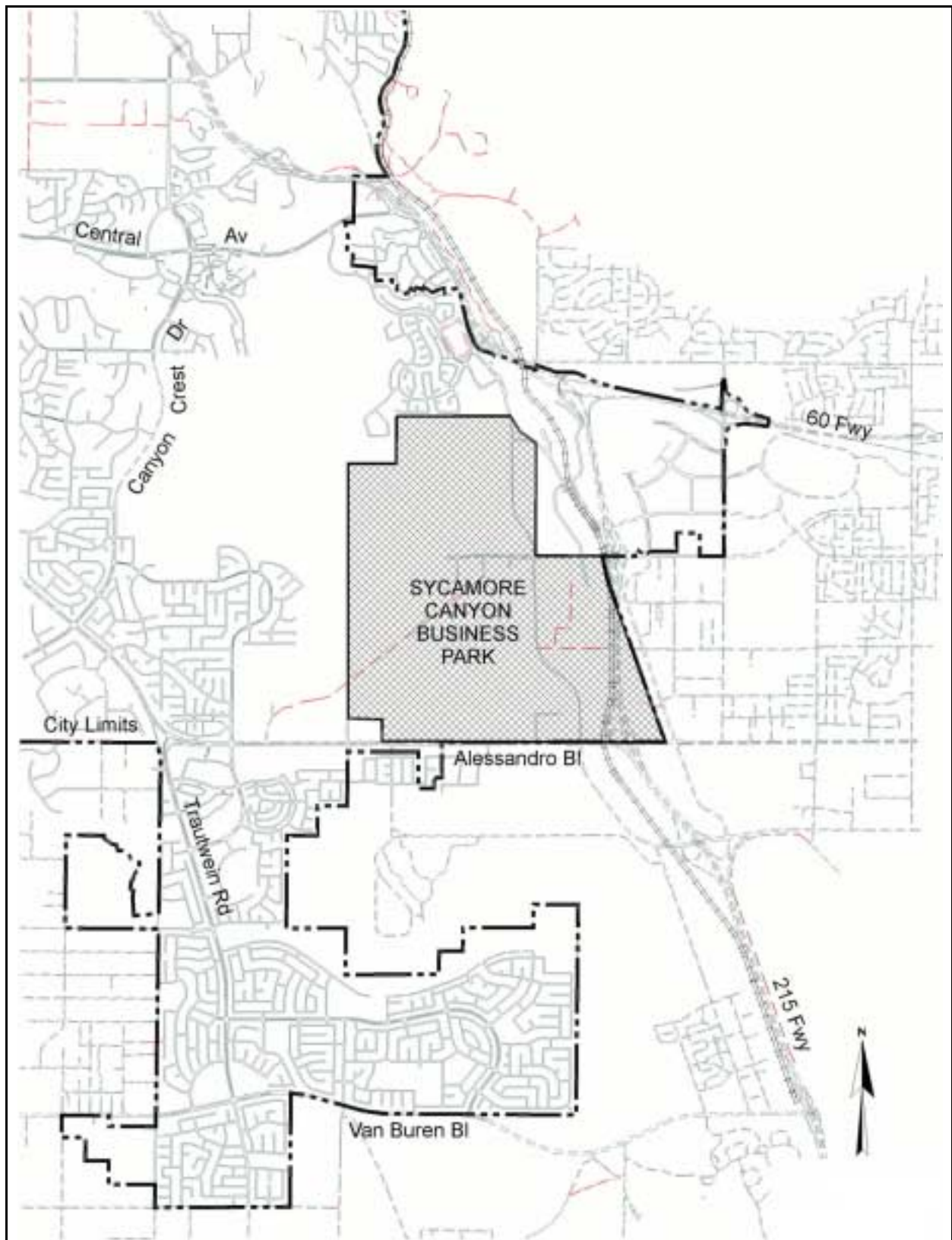
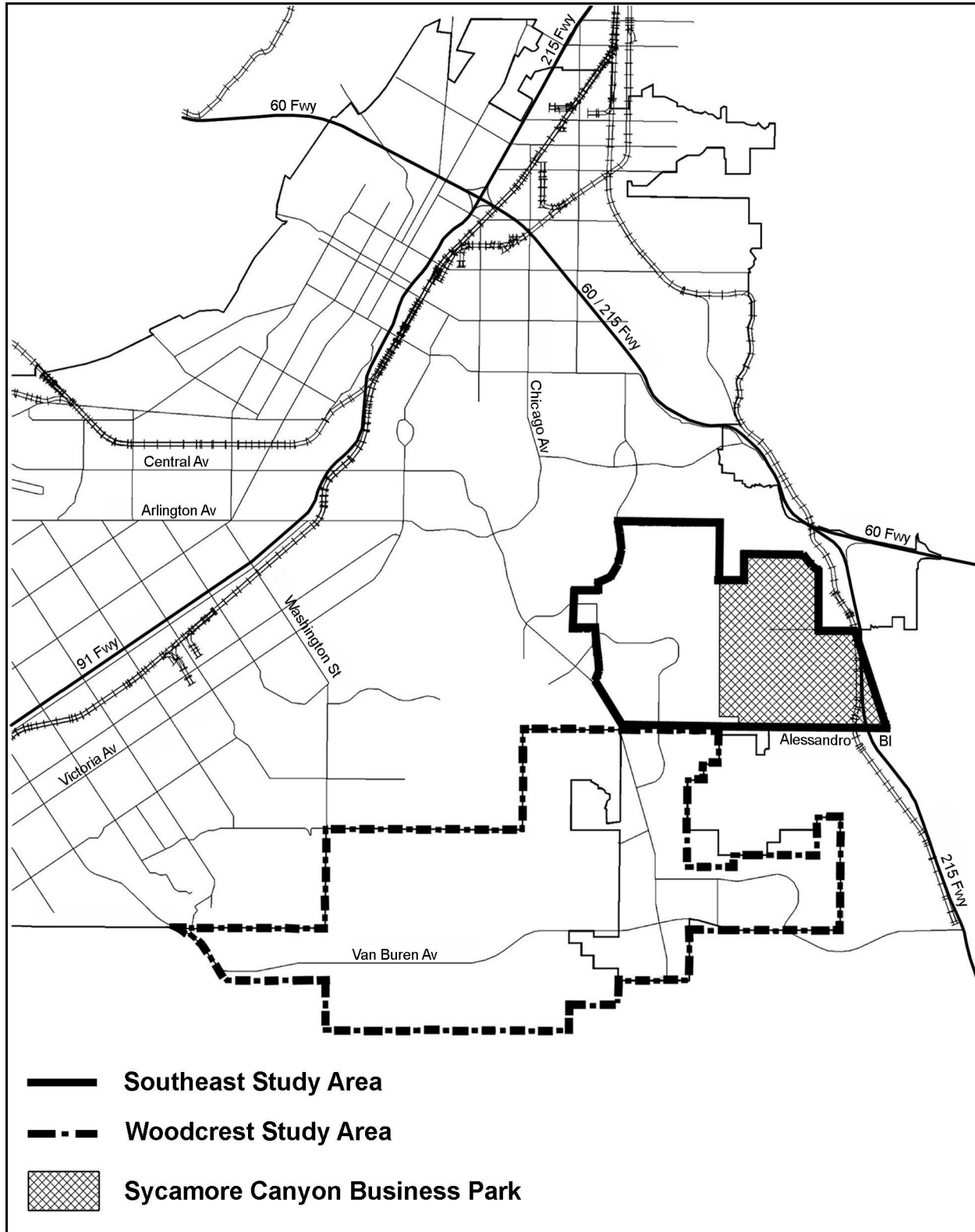
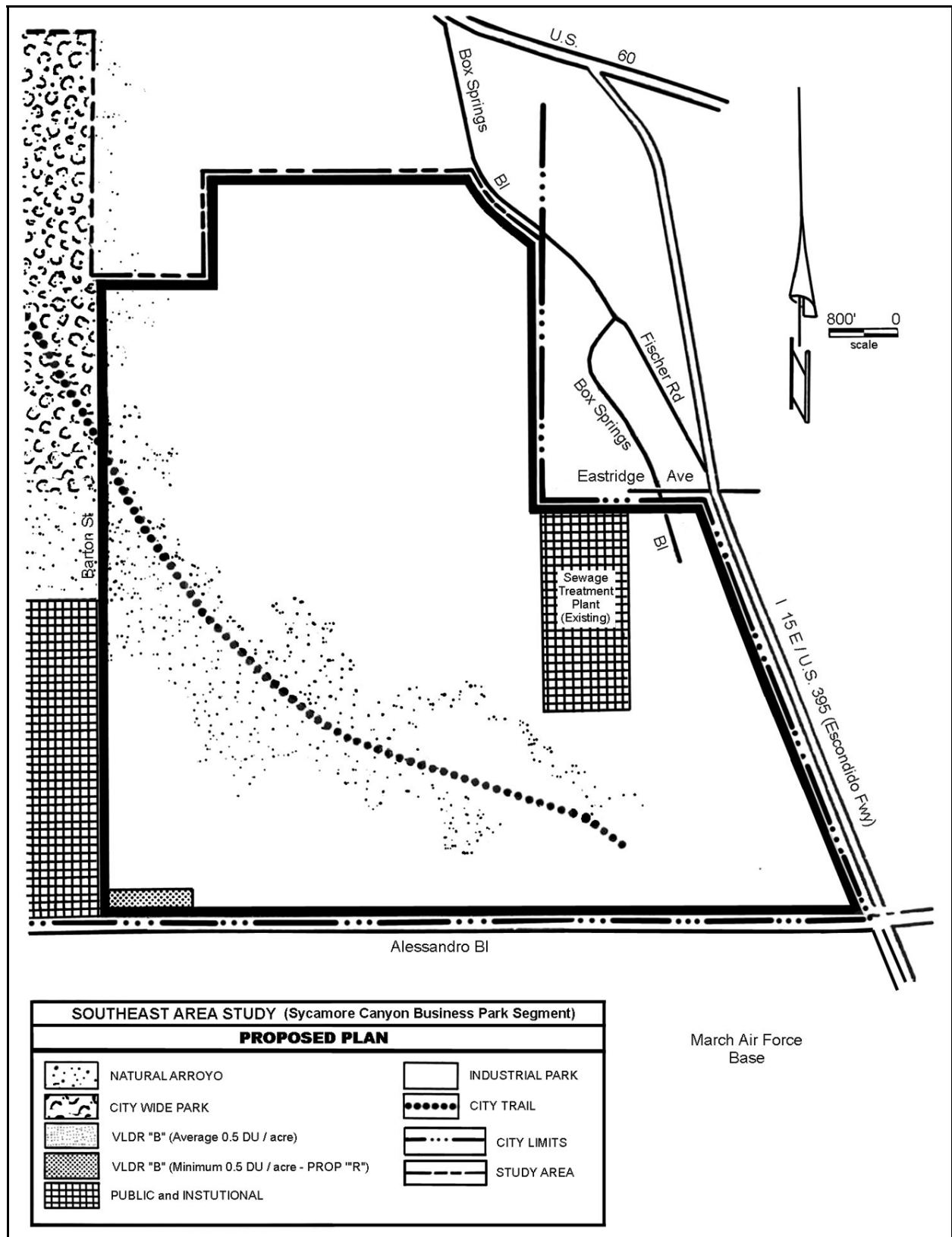


Figure 2 Site Setting



**Figure 3 Study Areas**



**Figure 4 Adopted Plan - Southeast Area Study**